

WELLESLEY PLANNING BOARD
REGULAR MEETING
MONDAY, APRIL 4, 2016, 6:00 PM
WELLESLEY MIDDLE SCHOOL - ROOM 305

MINUTES

Planning Board Present: Deborah Carpenter, Catherine Johnson, and Jeanne Conroy

Staff Present: Michael Zehner and Heather Lamplough

Also Present: David Himmelberger, David Silverstein, William Bill Sperbeck, and Philip Cordeiro

1. Call to Order

Ms. Carpenter called the meeting to order at 6:00 p.m.

2. Public Comments on Matters Not on the Agenda

Ms. Carpenter asked for public comments on matters not on the agenda. Hearing none, Ms. Carpenter moved to the next item on the agenda.

3. Continued/Previous Applications and/or Public Hearings

a. Consider Revisions to PSI-12-01 - Wellesley Country Club

Documents

- Memo from Michael Zehner, dated April 1, 2016;
- Letter from Philip Cordeiro, dated March 11, 2016;
- PSI-12-01 Special Permit Decision;
- Letter from the Town of Wellesley Wetlands Protection Committee, dated February 29, 2016;
- A101 - Plans, Elevations, Sections, and Details, prepared by Rob Bramhall Architects, dated March 10, 2016;
- A1.1 - Floor Plan, prepared by Golf Structure Alternatives, dated last revised February 14, 2014;
- A2.1 - Elevations, prepared by Golf Structure Alternatives, dated last revised February 14, 2014;
- C-3.2 - Proposed Utilities Plan, prepared by Allen & Major, dated last revised February 18, 2016; and
- C-3.2 - Utilities Plan, prepared by Allen & Major, dated last revised May 1, 2013.

Ms. Carpenter recognized Mr. Zehner, who provided an overview of the request to revise the project, generally to reduce the size of the previously approved comfort station. Mr. Zehner noted that per the conditions of the PSI Decision, the Board was being asked to consider whether the requested revisions were material changes to the previously approved project and whether the revisions would generate an intensification of use. Mr.

Zehner also indicated that an associated request was being presented to the Zoning Board of Appeals on April 7, 2016 with respect to the approved Site Plan for the project.

Ms. Johnson asked if a representative for the project was planning to attend the meeting. Mr. Zehner indicated that he believed that the project engineer, Philip Cordeiro, was planning to attend the meeting. Ms. Johnson indicated that she had questions for Mr. Cordeiro and asked that the Board table the review of the requested revisions until Mr. Cordeiro arrived. The Board tabled discussion on the requested revisions, moving to the next agenda item.

b. Consider LHR-16-01 - Large House Review for 44 Laurel Avenue (Cont'd)

Documents

- Planning Department Staff Report, dated as updated April 1, 2016;
- Letter from Thomas A. Ryder, P.E., dated March 21, 2016;
- Storm Water Management Analysis, prepared by Thomas A. Ryder, P.E. & Associates, stamped revised March 21, 2016;
- Construction Management Plan, prepared by Copperleaf Development, LLC, dated March 21, 2016;
- Sewer, Water, and Drainage Connection Plan, prepared by Thomas A. Ryder PE & Associates, dated January 22, 2016, last revised March 20, 2016; and
- Construction Management Plan, prepared by Field Resources, Inc., dated March 16, 2016

Ms. Carpenter recognized Mr. Zehner, who provided an update on the application to the Board. Mr. Zehner discussed the submission of revised plans to address the comments previously issued by the Engineering Division, and noted that George Saraceno with the Engineering Division had indicated that the revised plans addressed their previous comments. Mr. Zehner also discussed the revised conditions.

Ms. Johnson asked David Silverstein, the applicant, and David Himmelberger, the applicant's representative, how a property owner would know about the conditions of the Board's approval. Mr. Himmelberger indicated that the decision is recorded at the Registry of Deeds.

Mr. Himmelberger indicated that his client is willing to install a lattice to screen the AC condensers from abutters, a comment that was made at the March 21 meeting. Mr. Silverstein indicated that he had also spoken with the abutting property owner to the southwest and agreed to use alternative landscaping to better screen the project. Mr. Zehner noted that these requirements could be added to the recommended conditions.

Hearing no other comments, Ms. Carpenter asked for a motion. Based on the review of the submitted application and materials, the recommendation of the Design Review Board, the Planning Department Staff Report, the review comments of the Department of Public Works - Engineering Division, and the following findings:

- 1. The massing and detailing of the proposed house are significant factors in its fit within the neighborhood. Changes to the massing should be considered major.***

Changes to the details can be considered minor provided that they are consistent with the design.

- 2. The limitation of grading work and tree removal as well as the installation of additional landscaping at the rear of the property abutting Caroline Brook is critical for maintaining and enhancing the view from the park. Revisions to this area which affect this screen and grade characters should be considered major.*
- 3. Any other changes to the approved plans will be subject to the discretion of the Planning Director per SECTION XVID "Large House Review," D "Procedure," 6 "Revision and Amendment of Plans," b "Previously Approved LHR Applications."*

Ms. Conroy made a motion to approve the subject Large House Review application for 44 Laurel Avenue as satisfying the Large House Review Standards and Criteria for Review subject to the following conditions:

General Conditions

- 1. The project shall be subject to the requirements as listed in Attachment 1 of the Large House Review Rules and Regulations.*
- 2. The applicant shall record this Approval Agreement at the Norfolk County Registry of Deeds and provide evidence of recording to the Planning Director and Building Inspector prior to the issuance of a Building Permit.*
- 3. All construction activities shall comply with the submitted application materials, listed above, except where revisions are necessary to comply with required conditions. Where revisions are necessary, the applicant shall present them to the Planning Director per Part D of Section XVID of the Zoning Bylaw.*
- 4. This Approval Agreement shall not relieve the applicant of complying with all other applicable regulations.*
- 5. In perpetuity, prior to December 31st of each year, the annual reports required by the Storm Water Management Report Analysis prepared by Thomas A. Ryder P.E. stamped revised March 21, 2016 shall be submitted to the Town Engineer and the Planning Director. The annual report shall be prepared by the property owner or a drainage professional, and summarize inspection and maintenance activities, review the performance of infiltration systems, and provide recommendations for repair or remedial measures required to maintain the performance of the system.*

Conditions to Be Met Prior to Issuance of Demolition Permit and/or Building Permit

- 6. Prior to the issuance of a Building Permit, Planning Department Staff shall review and certify that the plans submitted to the Building Department for permits are substantially consistent with those approved under the LHR Decision*

or Section XVID of the Zoning Bylaw. Submitted plans shall be revised to incorporate the following, as approved by the Planning Director:

- a. The Landscape Plan shall be revised to incorporate alternative landscaping to provide screening to abutting properties as indicated by the Applicant at the April 4, 2016 Planning Board meeting.*
- b. Lattice screening of the AC condensers units on the southwest side of the house; revised plans shall show this screening in plan view and provide a detail of the screening.*
- 7. Prior to the issuance of a Demolition and/or Building Permit, a Certified Arborist shall review and confirm that the tree protection measures described by the Tree Plan and Construction Management Plan have been properly installed. Building Department and Planning Department Staff shall be responsible for verifying that any protection measures remain in place during construction.*
- 8. Prior to the issuance of a Building Permit, the applicant shall obtain approval from the Police Department, to be verified by the Planning Department staff, of the Construction Management Plan which includes estimates of the amount of material to be removed, vehicle access to and from the site, times of day and anticipated routes, anticipated delivery and removal times, phasing of construction, material storage and stockpiling, and concrete truck washdown area(s).*
- 9. Prior to the issuance of a Building Permit the applicant shall submit to the Police Department and Planning Department the contact information of the owner, project manager, site supervisor and other individuals having supervisory responsibilities of the job site.*

Conditions to Be Met During Demolition and/or Construction

- 10. While the Building Permit is active, the frontage of 44 Laurel Avenue shall be swept and cleaned of debris as needed to maintain the existing condition of the public way.*
- 11. In order to minimize disturbance to neighboring properties, site access including arrival of construction personnel shall be limited to no earlier than 6:50 am on weekdays and 7:50 am on Saturdays. Active construction activity, including idling of engines, shall be in accordance with Town bylaws.*
- 12. If necessary, any ledge drilling or blasting activities on the project site shall take place only between the hours of 8:00 AM and 3:00 PM, Monday through Friday.*
- 13. During the course of construction, the Planning Director and the staff of the Planning Department shall have access to the project site with reasonable notice and permission granted by the owner or owner's representative.*

Conditions to Be Met Prior to the Issuance of a Certificate of Occupancy

- 14. Prior to the issuance of a Certificate of Occupancy or approval of Final Inspection by the Building Department, Planning Department Staff shall review and certify that the project has been executed consistent with the plans listed above, or as modified and approved by the Planning Director per Section XVID of the Zoning Bylaw. The Planning Director, at his/her discretion, may authorize the issuance of a Temporary Certificate of Occupancy if certain aspects of the approved plans or associated required conditions are not yet completed, and may accept the deposit of a sufficient surety to ensure compliance.***
- 15. Prior to the issuance of a Certificate of Occupancy by the Building Department, a licensed engineer shall submit to the Engineering Division and Planning Department a stamped statement certifying that the improvements identified on the approved Sewer, Water, and Drainage Connection Plan, or as modified and approved by the Planning Director or Board per Section XVID of the Zoning Bylaw, have been executed. Certification shall include establishing the geographic location of installed storm water structures with the submittal of acceptable as-built documentation. The Engineering Division shall confirm that the submitted certification is satisfactory prior to the issuance of the Certificate of Occupancy.***

Ms. Johnson seconded the motion. The Planning Board voted 3-0 to approve the motion.

4. New Applications and/or Public Hearings

a. Review and Issue Recommendations for April 7, 2016 ZBA Cases

Documents

- Planning Department Staff Report, dated April 1, 2016;
- Materials for ZBA 2016-21, 309 Washington Street;
- Materials for ZBA 2016-22, 33 Upson Road;
- Materials for ZBA 2016-23, 100 Brook Street;
- Materials for ZBA 2016-24, 21 Avon Road;
- Materials for ZBA 2016-25, 30 ½ Cottage Street;
- Materials for ZBA 2016-26, 11 Carver Road;
- Materials for ZBA 2016-27, 50 Fiske Road;
- Materials for ZBA 2016-28, 59 Leighton Road;
- Materials for ZBA 2016-29, 18 Kendall Road; and
- Materials for ZBA 2016-30, 5 Carver Road

Ms .Carpenter recognized Ms. Lamplough, who reviewed the cases for the Board. The Board made the following recommendations:

ZBA 2016-21, 309 Washington Street: Approval with conditions.

ZBA 2016-22, 33 Upson Road: Deferral with the request for additional information.

ZBA 2016-23, 100 Brook Street: Approval for a period of one year.

ZBA 2016-24, 21 Avon Road: Approval

ZBA 2016-25, 30 ½ Cottage Street: Approval

ZBA 2016-26, 11 Carver Road: Approval

ZBA 2016-27, 50 Fiske Road: Approval

ZBA 2016-28, 59 Leighton Road: Approval

ZBA 2016-29, 18 Kendall Road: Deferral with the request for proposed TLAG.

ZBA 2016-30, 5 Carver Road: Approval

Return to previously tabled agenda item

3. Continued/Previous Applications and/or Public Hearings

a. Consider Revisions to PSI-12-01 - Wellesley Country Club

Ms. Carpenter recognized that Mr. Cordeiro had arrived and returned to the Board's consideration of the revisions to PSI-12-01 for the Wellesley Country Club. Ms. Johnson asked Mr. Cordeiro to confirm that the only changes to the project were those in his letter dated March 11, 2016. Mr. Cordeiro confirmed that those were the only changes to the project, clarifying that the noted changes to the architectural elements encompassed changes to several details. Ms. Johnson asked Mr. Cordeiro to confirm that there were no changes to the proposed lighting, which Mr. Cordeiro confirmed. Ms. Johnson also referenced the Board's approval of the Scenic Road application for associated impacts to the layout of Brookside Road. Mr. Cordeiro noted that they were familiar with the conditions of the Scenic Road approval. The Board asked Mr. Zehner to reference the Board's previous action on the Scenic Road request in any letter regarding the revisions.

Following the Board's discussion, Ms. Conroy made a motion that the revisions are not material changes to the project and do not generate an intensification of use. Ms. Johnson seconded the motion, and the Board voted 3-0 to approve the motion.

5. Old Business

a. Consider Options for Route 9 & Kingsbury Reconfiguration

Documents

- Memo from Michael Zehner, dated April 1, 2016;
- Letter from Elizabeth and Pete Murillo, dated March 2016;

- Plan sheet titled “Wellesley Route 9 (Worcester St) at Kingsbury St Traffic Signal Layout Plan,” labeled Option A; and
- Plan sheet titled “Overview Plan Signalized Median U-Turns Concept,” labeled Option B.

Ms. Carpenter recognized Mr. Zehner, who reviewed the two proposed options for the Board, along with his recommendation for Option B. The Board discussed the two options, with Ms. Conroy asking why Option A to create a T-intersection was not preferred. Mr. Zehner, Ms. Carpenter, and Ms. Johnson discussed the information that had been presented by the Town’s traffic consultant, Michael Regan with VHB, at several meetings and the two public forums, including the impacts to level of service, character, and pedestrian mobility that they believed would result from Option A.

Following the Board’s discussion, Catherine Johnson made a motion to recommend approval of Option B (signalizing the median U-turns) and the associated funding request under Article 26, and that as part of the design process consideration be given, to the extent practicable, to the following:

- 1. Incorporating a stop for the MWRTA bus;***
- 2. Accommodations for bicyclists in the design of the sidewalks, ramps, and crosswalks;***
- 3. A plan for coordinating the project with the National Grid gas main lining project;***
- 4. Enabling the proposed Aldis/Gridsmart camera for video monitoring and making the feed available to the Town;***
- 5. Utilizing Corten guardrails (Town Specification) for all guardrails in the project;***
- 6. Installation of guardrails between the sidewalk and the roadway, from Audubon Road to Sprague Road on the north side of Route 9;***
- 7. Establishing a plan for the preservation of existing trees and identification of opportunities to plant new trees in consultation with the Town Arborist;***
- 8. Installing additional lane designation signage on signal mast arms;***
- 9. Reconstructing the sidewalk east of Audubon Road;***
- 10. Utilizing passive pedestrian detection as part of signal design;***
- 11. Installing mast arm street name signs (Kingsbury Street, Worcester Street/Route 9);***
- 12. Developing a plan for directional and wayfinding signage associated with the intersection (e.g. “To Linden Square,” “To Wellesley Middle School,” and “To Washington Street/Route 16”);***

13. Designing crosswalks that are high-visibility (i.e., incorporate striping with enhanced visibility and/or alternative colors or patterns); and

14. Developing a plan for the protection of the historic wall at the southeast corner of the intersection during construction.

Ms. Conroy seconded the motion. The Board voted 3-0 to approve the motion.

b. Discuss Unified Plan Proposal

Documents

- Memo from Michael Zehner, dated April 1, 2016; and
- Prospectus for: A Unified Plan for a Livable, Innovative, Fiscally-Sound Tomorrow

Ms. Carpenter briefly updated the Board.

Ms. Johnson made a motion indicating the Board's continued support for the proposed Unified Plan. Ms. Conroy seconded the motion. The Board voted 3-0 to approve the motion.

c. Review and Discuss Motion and Presentation for Article 28 - 2016 Annual Town Meeting Zoning Article

Documents

- Memo from Michael Zehner, dated April 1, 2016

Mr. Zehner indicated that there had been no changes to the motion that had been presented to the Board at the March 21, 2016 meeting, and that version of the motion had been distributed to Town Meeting members. Mr. Zehner indicated that he would continue to work with NRC Chair Stephen Murphy and NRC Director Brandon Schmitt on the presentation to Town Meeting.

6. New and Other Business

a. Planning Director's Report

Mr. Zehner noted Ms. Lamplough's promotion from Planner to Senior Planner, indicating that the vacated Planner position will be advertised shortly. Mr. Zehner also indicated that a notice was sent out earlier in the day seeking candidates for vacancies on the Planning Board, Design Review Board, Historic District Commission, and Denton Road Neighborhood Conservation District Commission.

b. Project Status Report

Mr. Zehner reiterated that the Town had received a technical assistance award for the Wellesley Square Wayfinding and Branding project, and indicated that Massachusetts

Downtown Initiative staff were arranging a site walk with the consultant, Mark Favermann with Favermann Design, and representatives of the Wellesley Square Merchants Association, Design Review Board, and Board of Selectmen's Office.

c. Liaison Reports

7. Adjourn

Hearing no other business, Ms. Carpenter asked for a motion to adjourn. Ms. Conroy made a motion to adjourn. Ms. Johnson seconded the motion. Ms. Carpenter called for a vote. The motion was approved unanimously, 3-0.

Meeting Adjourned: 6:56 p.m.

Next Meeting: April 19, 2016

Minutes Approved: May 2, 2016

Michael D. Zehner, AICP
Planning Director